

Appeal 6015075

Appeal details

Appeal type	Householder
Appeal procedure	Written
Appeal site	15 Oxford Road, Desford, LE9 9JN
Agent contact details	Osamah Sabri os@landmarkplanning.co.uk 01162856110
Application number	26/00354/HOU

Before you start

Which local planning authority (LPA) do you want to appeal against?	Hinckley and Bosworth
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What is your appeal about?	Householder planning
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What date did you submit your application?	15 Apr 2026
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Was your application granted or refused?	Refused
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What is the date on the decision letter from the local planning authority?	15 Jul 2026
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Appellant's appeal

Was the application made in the appellant's name	No
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Applicant's name	M Jelley
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Contact details	Osamah Sabri Landmark Planning
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Phone number	01162856110
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Site address	15 Oxford Road Desford LE9 9JN
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What is the area of the appeal site?	220 m ²
Is the site in a green belt	No
Site fully owned	Yes
Will an inspector need to access the land or property?	No
Site health and safety issues	No
Application reference	26/00354/HOU
Enter the description of development	Proposed single storey front extension and porch with double storey side extension to existing dwelling. (Use Class C3)
Did the local planning authority change the description of development?	No
Why are you appealing?	The Council's refusal places determinative weight on the Good Design Guide rather than the specific character of the application site. The Guide states that front extensions should not normally project beyond the front elevation by more than 2m, recognising that proposals must be assessed on their individual merits. It is guidance, not an absolute policy requirement. On 10th July, a letter was submitted to the LPA demonstrating that this part of Oxford Road and the surrounding estate does not exhibit a uniform frontage or consistent architectural character. Instead, it contains a wide variety of projecting garages, porches and front extensions of differing depths, widths, roof forms and designs. The proposal was also amended during the application to significantly reduce the front projection. The letter was not responded to, nor uploaded to the application webpage. The Delegated Report does not meaningfully engage with the letter. It simply concludes that the street is characterised by "broadly uniform" front extensions and relies on the generic guidance within the Good Design Guide. No assessment is provided explaining why the submitted examples do not accurately represent the character of the area or why the site-specific evidence should be afforded less weight than general guidance. The proposal should therefore be assessed against the actual character of the locality, where variation is the defining characteristic. In that context, the proposal would not appear incongruous and would comply with Policy DM10 and Policy H7. The appeal should therefore be allowed.

Significant changes since application	National policy changes: DP3:1. Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.
Are there other appeals linked to your development?	No
Did the appellant apply for an award of appeal costs?	No

Appellant's documents

Application form	ApplicationForm.pdf (/published-document/c8beaf8d-6aef-4281-a6f5-74c5bb13f110)
Decision letter	Dec Not.pdf (/published-document/32deb369-0233-4ce8-8216-de2159306e99)